

360 West State, Jacksonville, 2002

<u>Stories:</u>	Three
<u>Historic use:</u>	Commercial/Meeting space
<u>New use:</u>	1-one bedroom apartment on 2nd floor, 3rd floor remains vacant
<u>Exits:</u>	1 from the 2nd floor to the back of the building; the 3rd floor is accessed through a hatch from the 2nd floor.
<u>Windows:</u>	3 on front and 3 on rear, 3' x 9'
<u>Sq. footage:</u>	2,000 sq. ft. building is 20' x 100'
<u>Construction:</u>	Brick load-bearing walls, plaster and lath interior partitions, wood roof and floor, stone foundation.

Code Information:

<u>Type of Construction:</u>	Type 3A
<u>Occupancy Class:</u>	R-3, Residential
<u>Light 8% req:</u>	1 window = 337 sq ft
<u>Ventilation 4% req:</u>	1 window = 337 sq ft
<u>Max room size w/ 3 windows:</u>	1,011 sq. ft.
<u>Max Occupancy Load:</u>	2,000 sq ft/200 = 10
<u>Min Number of Exits:</u>	Occ Load \leq 10 = 1 Exit
<u>Common Path of Egress:</u>	30' (max is 75')
<u>Exit Access Travel Distance:</u>	75' (max is 200')
<u>Vertical Exit Enclosure:</u>	NOT ENCLOSED*

*Code requires 1 hour fire rating on vertical exit enclosure; however, owner wanted to keep the stairs open. Code official allowed a single sprinkler head to be installed instead of the 1 hour fire enclosure.

"Before" photo of second-floor space



Comments:

The owner's renovation included the 1st floor, which is now commercial, and converting the 2nd to rental residential. The 3rd floor is vacant. The apartment has 1 bedroom, approx. 2,000 sq. ft., and rents for \$750 per month. The rehab cost for the apartment was around \$40 per sq. ft., which included new plumbing, electrical, HVAC, interior walls, fixtures and finishes.

Since this project, the owner has bought another building to rehab the 2nd floor into apartments. He plans to put in one 2-bedroom apartment, which he views as having a stronger market value. He anticipates the rehab cost of this apartment to be around \$30/sq ft. He reduced the cost on both projects by completing a lot of the work himself.



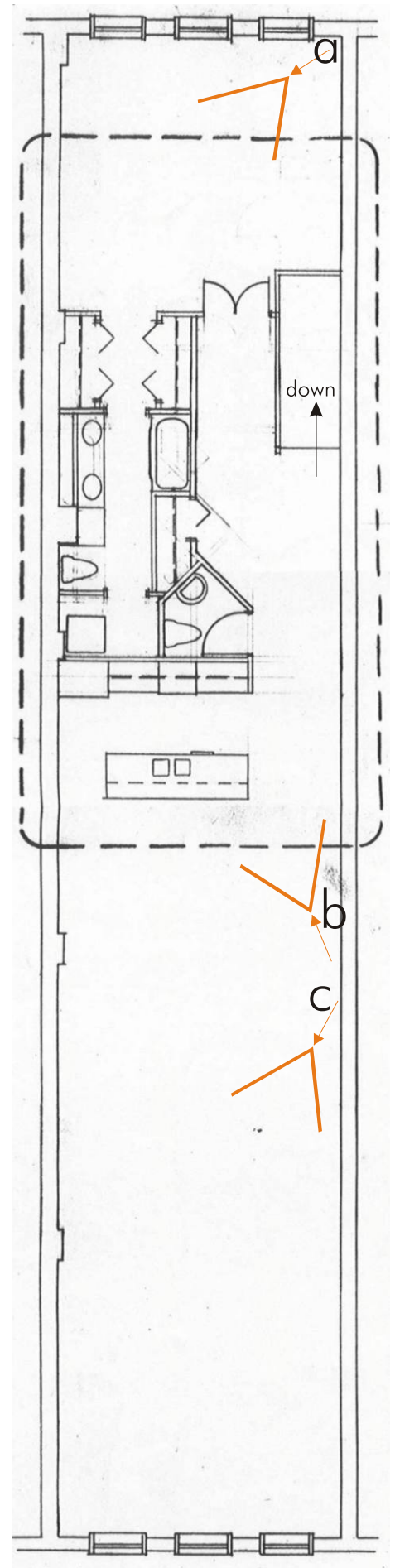
a



b



c



Street Facade